

**Minutes of Meeting: PLANNING & HIGHWAYS COMMITTEE**

**Date and Time:** Wednesday 13<sup>th</sup> January 2021

**Venue:** Remote video link via zoom Link:

**Present:** Cllrs: P Scorer, D Martin, L Harris, S Reynolds, K Roberts, M Brock, M Jeffrey, S Perry, R Blaney

**In attendance:** Clerk L Wright and 2 members of the public

**Minutes**

**1 Apologies for absence- Cllrs Reynolds and Blaney will enter the meeting late**

**2 To receive any declarations of interest**

*Members are hereby reminded that, under the provisions of sections 26-34 and Schedule 4 of the Localism Act 2011, a member with a Disclosable pecuniary interest of which they are aware in a matter who attends a meeting of the council at which the matter is considered must disclose to that meeting the existence and nature of that interest at the commencement of that consideration, or when the interest becomes apparent.*

**All Cllrs, item 5.3 – known to applicant**

**Cllr Perry, item 5.12 – known to applicant**

**3 Approval of Minutes of previous meetings:**

3.1 Planning Committee Minutes 2<sup>nd</sup> December 2020

**APPROVED**

**Proposal to approve the Minutes with the note that more investigation is needed into item 7**

**Proposed Cllr Jeffrey**

**Seconded Cllr Martin**

**Unanimous**

3.2 Matters arising – for information only. -None

**Cllr Reynolds joined the meeting**

**4 Break for questions and planning responses from Members of the Public – resident request that the Highways report log is sent to residents attending the Meeting**

**APPROVED**

**Proposal to send Highways report log to interested residents**

**Proposed Cllr Jeffrey**

**Seconded Cllr Martin**

**Unanimous**

**5 Planning applications –**

**click to the NSDC ref below and it will link to the relevant application**

STC Ref	NSDC ref	Location	Details	STC decision	Observations
5.1	<a href="#">20/01242/FULM</a>	Land North Of Hallought on Southwell	Construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure	Object	See Attached
5.2	<a href="#">20/02347/HOUSE</a>	59 Westhorpe	Extension to form annexe accommodation	Object Proposed M Jeffrey	Southwell Town Council considered application 20/02347/HOUSE 59 Westhorpe

			and erection of Store Building	Seconded K Roberts	and agreed unanimously to object to this application for the following reasons: - Concur with conservation's concerns about the bike store in the front garden - there are concerns about the ability of the hedge alongside the footpath to withstand building so close to it.
5.3	<a href="#">20/02362/LBC</a>	Westgate Park House 81 Westgate Southwell NG25 0LS	Remove render to front and replace with lime render and lime wash finish, plus lime wash to existing render on half of side elevations on existing render; reposition boiler flue	No objection Proposed S Reynolds Seconded M Brock	Southwell Town Council considered application 20/02362 Westgate Park House 81 Westgate and agreed unanimously to a decision of no objection to this application
5.4	<a href="#">20/02449/FUL</a>	Southwell Minster Church	New security fencing to the southeast and southwest boundaries of the lower Minster gardens known as the paddock	Object Proposed P Scorer Seconded M Brock	Southwell Town Council considered application 20/02449/FUL Southwell Minster Church and agreed unanimously to object to this application for the following reasons: - Further urbanisation of the rural ambience of Bishop's Drive, Memorial Drive and the footpath to Minster Fields thus changing the character of the Conservation area The committee would welcome input for the conservation officer
5.5	<a href="#">20/02467/PIP</a>	Land Adjacent 90 Kirklington Road	Application for Permission in Principle for residential development of one dwelling, together with demolition of existing garage and timber/lean-to outbuildings.		Southwell Town Council considered application 20/02467/PIP Land Adjacent 90 Kirklington Road and submit the following comments:  The 'Amount of Development' is a key determinant in any approval. Whilst this is a PIP, the District Council should indicate to the developer that scale, design and landscaping will be the prime considerations for full approval, ideally a single storey with a limited footprint and a design sympathetic to the landscape  In addition, this site is in an area which is sensitive to flooding and it should be part of the plans that the treatment of all surface water should not make any contribution to potential flood waters outside of the boundaries.  There is concern if the indicative plan were to be submitted in a full application, there would be a loss of several mature trees.
5.6	<a href="#">20/02424/FUL</a>	Southwell Minster Church Street Southwell	Construction of Outdoor Learning Pavilion	No objection Proposed K Roberts Seconded S Reynolds	Southwell Town Council considered application 20/02424/FUL Southwell Minster Church and agreed unanimously to a decision of no objection to this application
5.7	<a href="#">20/02537/HOUSE</a>	18 Kirkby Close Southwell	Two storey extension to south (front) elevation with first floor juliette balcony,	No objection Proposed D Martin Seconded S Reynolds	Southwell Town Council considered application 20/02537/HOUSE 18 Kirkby Close Southwell and agreed unanimously to a decision of no objection to this application

			porch extension and re-roofing of garage and study, single storey extension to east elevation		
5.8	<a href="#">20/02495/HOUSE</a>	7 Fern Close Southwell	Replace existing flat garage roof to front with pitched roof, alter front door location, reconfigure existing bay, new single storey extension to rear.	No objection Proposed M Jeffrey Seconded S Perry	Southwell Town Council considered application 20/02495/HOUSE 7 Fern Close Southwell and agreed unanimously to a decision of no objection to this application
5.9	<a href="#">20/02508/FULM</a>	Southwell Racecourse Station Road Rolleston	Replacing existing racing surface material, with associated works to sub surface arrangement (using existing drainage system).	Object Proposed M Jeffrey Seconded P Scorer	Southwell Town Council considered application 20/02508/FULM Southwell Racecourse Station Road Rolleston and agreed unanimously to object to this application for the following reasons: - the use of Polyethylene material which is toxic to the environment and could leach into the watercourses
5.10	<a href="#">20/02307/FUL</a>	96 Lower Kirklington Road	Single storey rear extension; entrance porch; block paved and gravel driveway; form vehicular access with dropped kerbs	Object Proposed P Scorer Seconded D Martin	Southwell Town Council considered application 20/02307/FUL 96 Lower Kirklington Road and agreed by majority to defer this application to County highways and concur with the comments and request a SUDS rainwater system as a soakaway is inadequate
5.11	<a href="#">20/02308/FUL</a>	94 Lower Kirklington Road	Single storey rear extension; dormer window to front elevation; remove shed and construct single garage; block pave driveway and form vehicular access to include dropped kerbs	Object Proposed D Martin Seconded M Brock	Southwell Town Council considered application 20/02308/FUL 94 Lower Kirklington Road and agreed by unanimously to object to this application for the following reason – a SUDS rainwater system is required as a soakaway is inadequate
5.12	<a href="#">20/02274/HOUSE</a>	3 Hillside Drive	Single storey front and rear extensions. (resubmission)	No objection Proposed S Reynolds Seconded S Perry	Southwell Town Council considered application 20/02274/HOUSE 3 Hillside Drive and agreed by majority to a decision of no objection to this application
5.13	<a href="#">20/02417/HOUSE</a>	Peasbloom Crew Lane Southwell NG25 0TX	Alterations and extensions comprising additional bedroom with en suite, kitchen extension with utility room and porch, glazed garden room	No objection Proposed D Martin Seconded M Jeffrey	Southwell Town Council considered application 20/02417/HOUSE Peasbloom Crew Lane and agreed unanimously to a decision of no objection to this application
5.14	<a href="#">21/00008/HOUSE</a>	2 Springfield Road	Demolition of conservatory and replace with	No objection Proposed D Martin	Southwell Town Council considered application 21/00008/HOUSE

			larger single storey extension	Seconded P Scorer	2 Springfield Road and agreed unanimously to a decision of no objection to this application
5.15	<a href="#">20/02331/HOUSE</a>	50 The Ropewalk	Proposed two storey front, side and rear extension, single storey rear extension; construct a single storey garden room to the rear garden	K Roberts	Southwell Town Council considered application 20/02331/HOUSE and agreed by unanimously to object to this application for the following reasons -It is in a high-risk flood area and no flood mitigation measures -overdevelopment of the site especially with the garden room. overbearing to neighbours.
5.16	<a href="#">20/02501/FULM</a>	Land at Winkburn	Installation and operation of a Solar Farm together with all associated works, equipment and necessary infrastructure.	Object Proposed M Jeffrey Seconded D Martin	Southwell Town Council considered application 20/02501/FULM Land at Winkburn and agreed unanimously to object to this application for the following reasons Loss of grade 3b agricultural land, contravenes policies for area MN PZ31 in NSDC Landscape Character Assessment SPD, inadequate Archaeology report, inadequate landscape proposals, ancillary buildings and equipment very industrial in nature, there will be significant loss of established wildlife corridors due to security fencing. It is not clear on how many trees will be lost. A Trial trench evaluation needed as requested, information provided is not sufficient to assess the impact properly

## 6 Agenda Item: Planning Decisions and Notifications

## STC Decision

### 6.1 Applications approved:

20/02235/HOUSE	35 Woodland Drive	No objection
20/01982/HOUSE	5 Hopewell Rise	Object
20/01883/FUL	71 Easthorpe	No objection
20/02003/HOUSE	37 Easthorpe	No objection
20/02004/LBC	37 Easthorpe	No objection
20/02070/HOUSE	19 Newark Road	No objection
20/02153/HOUSE	5 Norwood Gardens	No objection
20/02294/TWCA	The Retreat Bishops Drive	
20/02291/TWCA	Land Bordering Nottingham Road	
20/02224/TWCA	Highway Tree, On Grass Verge Front Of 22 Nottingham Road	
20/02215/TWCA	Tanglewood The Holme	
20/02191/TWCA	The Old Brewers House Lower Kirklington Road	
20/02106/TWCA	Burgage Paddock, Burgage Lane	

### 6.2 Applications refused: None received

## 7 Chairman's Notices – None

Cllr Blaney joined the meeting

## 8 Investigation into the Springfield Bungalow site allegations - an update- the Chair updated the committee on the progress of the report. There was a request that all Councillors should be sent the report as it stands to date. **The report as it stands will be sent to the Committee to discuss at February's meeting in closed session**

- 9 **To note and to propose supporting a petition by residents to move the 30mph sign on Upton Road to the east of Galley Hill-** The committee did not have the relevant information in time to comment

**APPROVED**

**Proposal to defer the item to February's meeting**  
**Proposed Cllr Martin**                      **Seconded Cllr Jeffrey**  
**Unanimous**

**Cllr Blaney left the meeting**

- 10 **Highway Matters – previously circulated – Noted that works have been completed**

- 11 **Review the footway deterioration and overgrown vegetation, adj Nottingham Road Southwell, between Park Lane junction and Thatched Cottage and decide if a letter of complaint be sent to NCC?**

**APPROVED**

**Proposal to write to NCC/Via regarding the area**  
**Proposed Cllr Scorer**                      **Seconded Cllr Jeffrey**  
**Unanimous**

- 12 **Report on the progress of the submitted Traffic improvement plan -Chair to send the email from Highways officer including the replies from interested residents to Committee members**

- 13 **Verbal Report from the Neighbourhood Working Party-** The working party have met and agreed a common format for specialist groups notes and revisions, ready to be amalgamated for a report to committee. There are outstanding requests to officers and the update may not be ready until March's meeting

- 14 **Date of next meeting: Wednesday 3<sup>rd</sup> February 2021**

- 15 **Items for discussion at next meeting – Advertising signage and banners**

**Meeting closed at 9.46pm**

**Signed**  
**Chair**  
**Planning Committee**  
**Southwell Town Council**

**Date**

Southwell Town Council considered application 20/01242/FULM Land North Of Halloughton and agreed by majority to strongly object to this application for the following reasons: -  
There are no substantive changes to the previous application and this development is using prime 3B agricultural land Such developments should be reserved for brownfield sites.  
The council reiterate their previous comments below:  
Overall size, the proposed site is too large at 260 acres. They prefer to see a much smaller site - Loss of over 100 hectares of Grade 3 (according to the DEFRA maps and local evidence) agricultural land in a rolling landscape, (Govt policy to prefer flat landscapes for Solar Farms) - Lack of an adequate archaeological report, a full report is required as this area is of archaeological interest - Intrusive nature of the fencing and CCTV cameras, there are 138 three metre high CCTV poles around the fencing, could this height be reduced and could it be confirmed that these are infra-red cameras to reduce any risk of light pollution? - There will be loss of amenity to well used public footpaths around and through the site also the loss of views and hedging-in of footpaths - Loss of amenity to the people of Halloughton from both the panels and the siting of the access road within the conservation area. Many of the shielding features of Woodland and hedges are on other people's land and the removal of any of these would have a dramatic visual impact on the area and is out of the developer's control - Inadequate flood mitigation measures especially in the Halloughton catchment. Also there seems to be no account taken of the probable silting of the attenuation po - Height of the panel arrays -It goes against Southwell Neighbourhood Plan in E4, E5 and in particular policy E6 which states: it should not 'impact negatively on the local landscape character' There will be loss of amenity to well used public footpaths around and through the site. The area around Westhorpe Dumble will be significantly impacted and there will be significant loss of established wildlife corridors